

4-2-120A

DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS			
	CN	CV	CA
LOT DIMENSIONS			
Minimum Lot Size for lots created after Nov. 10, 2004	5,000 sq. ft.	25,000 sq. ft.	None, except: 1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC 4-3-040.
Minimum Lot Width/Depth for lots created after Nov. 10, 2004	None	None	None
LOT COVERAGE			
Maximum Lot Coverage for Buildings	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the <u>underground or under</u> building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.
DENSITY (Net Density in Dwelling Units per Net Acre)			
Minimum Net Residential Density⁹	None	10-20 dwelling units per net acre.	None, except in the Sunset, NE Fourth, and Puget Business Districts (see maps in RMC 4-3-040): 10 dwelling units per net acre.
Maximum Net Residential Density⁹	4 dwelling units per structure.	20 dwelling units per net acre. Center Village Residential Bonus District <u>80 dwelling units per net acre.</u>	20 dwelling units per net acre, except within the Sunset, NE Fourth, and Puget Business Districts, it shall be 60 dwelling units per acre for development with mixed commercial and residential use in the same

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		<p>Pursuant to RMC 4-3-095, up to 80 dwelling units per net acre may be granted for provision of:</p> <p>a. ——— A minimum depth of 30 ft. and a minimum length of 60 ft. of commercial use on the first floor of the primary structure, and</p> <p>b. ——— Parking enclosed under or enclosed within the first floor of the primary structure.</p>	building. See maps in RMC 4-3-040.
SETBACKS			
Minimum Front Yard¹⁸	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
Maximum Front Yard¹⁸	15 ft. 15	15 ft. 15	None, except 15 ft. in the Rainier Avenue, Sunset, NE Fourth and Puget Business Districts. See maps and standards in RMC 4-3-040.
Minimum Side Yard	10 ft. The minimum	10 ft. The minimum	10 ft. The minimum setback

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Along a Street¹⁸	setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.
Minimum Rear Yard¹⁸	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
Minimum Side Yard¹⁸	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.
BUILDING LIMITATIONS			
Maximum Gross Floor Area of Any Single Commercial Use on a Site	5,000 gross sq. ft. The maximum size shall not be exceeded except by conditional	None	None, except: a. In the NE Fourth Business District: 65,000

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	use permit. ^{2,9} These restrictions do not apply to residential uses subject to net density limitations.		gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. Restrictions do not apply to uses subject to net density limitations and grocery stores (see maps in RMC 4-3-040).
Maximum Gross Floor Area of Any Single Office Use on a Site^{2, 9}	3,000 gross sq. ft. 21 The maximum size shall not be exceeded except by conditional use permit. ^{2,9} These restrictions do not apply to residential uses, which are subject to net density limitations.	None	None, except: a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site. ^{2,9} These restrictions do not apply to residential uses, which are subject to net density limitations. (See maps in RMC 4-3-040.)
Building Orientation and Location	All commercial uses shall have their primary entrance and shop display window oriented toward the street frontage.	<u>NA See Urban Design Regulations in RMC 4-3-100.</u> <u>Commercial and Civic Uses shall provide entry features on all</u>	NA except in the Puget, Sunset and NE Fourth Business Districts. See RMC 4-3-040 for standards.

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		<u>side of a building facing a public right of way or parking lot.</u> <u>Residential only uses shall be oriented to a public or private street developed to the required standards in RMC 4-6-060.</u>	
LANDSCAPING			
Minimum On-site Landscape Width Required Along the Street Frontage	10 ft., except where reduced through the site plan development review process.	10 ft., except where reduced through the site plan development review process.	10 ft., except where reduced through the site plan development review process. There are additional landscaping standards for pedestrian connections in the Puget, Sunset, and NE Fourth Business Districts. See maps and standards at RMC 4-3-040.
Minimum On-site Landscape Width Along the Street Frontage Required When a Commercial Lot is Adjacent⁸ to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	15 ft. wide sight-obscuring landscape strip. ^{3,5} If the street is a designated principal arterial, ¹ non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan	15 ft. wide landscape buffer is required ³ unless otherwise determined by the Reviewing Official through the site plan development review process.	15 ft. wide sight-obscuring landscape strip. ^{3,5} If the street is a designated principal arterial, ¹ non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process. There are additional landscaping standards for

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	development review process.		pedestrian connections in the Puget, Sunset, and NE Fourth Business Districts. See maps and standards at RMC 4-3-040.
Minimum Landscape Width Required When a Commercial Lot is Abutting⁷ to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	15 ft. wide landscaped visual barrier consistent with the definition in RMC 4-11-120. A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. ^{3,4}	15 ft. wide landscaped visual barrier consistent with the definition in RMC 4-11-120. A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. ^{3,4}	15 ft. wide landscaped visual barrier consistent with the definitions in RMC 4-11-120. A 10 ft. sight-obscuring landscape strip may be allowed through the site plan development review process. There are additional landscaping standards for pedestrian connections in the Puget, Sunset, and NE Fourth Business Districts. See maps and standards at RMC 4-3-040. ^{3,4}
HEIGHT			
Maximum Building Height, ^{14,16} except for Public uses with a "Public Suffix" (P) designation²⁰	35 ft. In no case shall height exceed the limits specified in RMC 4-3-020.	50 ft. except when abutting lots zoned R-8, RMH, R-10, R-14, or RM-F, then 45 ft. <u>60 ft. if a minimum of 50% of the ground floor of the building is commercial use.</u>	50 ft., except 35 ft. for residential use only buildings in the Sunset and NE Fourth Business Districts. See maps in RMC 4-3-040. Heights may exceed the maximum height with a Conditional Use Permit. ¹⁶ In no case shall height exceed the limits specified in RMC 4-3-020.
Maximum Height for	See RMC 4-4-140G.	See RMC 4-4-140G.	See RMC 4-4-140G.

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Wireless Communication Facilities			
SCREENING			
Outdoor, Loading, Repair, Maintenance, Work, or Storage Areas; Surface-Mounted Utility and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)	See RMC 4-4-095.	See RMC 4-4-095.	See RMC 4-4-095.
Refuse or Recyclables	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.
PARKING			
General	See RMC 10-10-13 and RMC 4-4-080.	See RMC 10-10-13 and RMC 4-4-080.	See RMC 10-10-13 and RMC 4-4-080. For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see RMC 4-3-040.
<u>Required Location for Parking</u>	<u>NA</u>	<u>Residential Uses:</u> <u>Required parking shall be located underground or under building (on the first floor of the residential structure), or in an attached or detached structure. Any additional parking may not be located between the building and public street unless located within a structured</u>	<u>NA</u>

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		<p><u>parking garage.</u></p> <p>Commercial Uses: <u>Parking may not be located between the building and the public street unless located within a structured parking garage.</u></p> <p>Mixed Use: Shared parking is required in compliance with RMC 4-4-080E (3).</p>	
PEDESTRIAN ACCESS			
General	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties.	<p><u>See Urban Design Regulations in RMC 4-3-100.</u></p> <p>A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties.</p>	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties. There are additional standards for the Rainier Avenue, NE Fourth, Sunset, and Puget Business Districts. See RMC 4-3-040 for maps and standards.
SIGNS			
General	See RMC 4-4-100.	See RMC 4-4-100.	See RMC 4-4-100. There are

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			additional standards for the Rainier Avenue Business District at RMC 4-3-040.
LOADING DOCKS			
Location within Site	See RMC 4-4-080. Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. 3	See RMC 4-4-080. Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. 3	See RMC 4-4-080. Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. 3
DUMPSTER/RECYCLING COLLECTION AREA			
Size and Location of Refuse or Recycling Areas	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.
CRITICAL AREAS			
General	See RMC 4-3-050.	See RMC 4-3-050.	See RMC 4-3-050.
DESIGN GUIDELINES			
General	<u>NA</u>	<u>See Urban Design Regulations in RMC 4-3-100.</u>	<u>NA</u>

(Ord. 4773, 3-22-1999; Ord. 4777, 4-19-1999; Ord. 4803, 10-25-1999; Ord. 4851, 8-7-2000; Ord. 4917, 9-17-2001; Amd. Ord. 4963, 5-13-2002; Ord. 5018, 9-22-2003; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004; Ord. 5153, 9-26-2005; Ord. 5191, 12-12-2005)